

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

October 11,

21

The City of Cortland Planning, Zoning & Building Commission met on Monday, October 11, 2021 at 6:50 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, Sally Lane, Don Bell and Don Fatobene. Brian Hodor, absent. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Robert Light	123 N High	Cortland
Ron Baldwin	125 N High	Cortland
Jordan Myers	169 N Mecca	Cortland

Curt Moll: I want to call to order the public hearing 25-21. The purpose of the hearing is to consider a variance request at 123 N. High St. to allow the encroachment of the 10foot side set back requirement. Who do we have here to speak to that? Please come to the podium, state your name, address and tell us about why you want to do this.

Robert Light: My name is Bob Light, 123 N High St. right here in Cortland. Basically, the property is 60' by 120. The way that the house sits, if I keep the 10', I'd never be able to pull into the garage and turn around. There is an existing one there that the neighbor's trees have grown into. It's trash and needs torn down. It was only 17 feet deep so you can't even park a vehicle in it.

Curt Moll: The garage is located against the back and against the side both?

Robert Light: Yes.

Curt Moll: We are only asking for a variance for the side.

Robert Light: The way the existing one sits now, I gave you a drawing... The one I want to build is so I drive straight up and into it.

Curt Moll: Right, I just wonder why she didn't make it for both.

Mayor Petrosky: (unintelligible)... for both this side and this side.

Robert Light: Yes.

Patrick Wilson: What's the property behind you?

Robert Light: The property behind me?

Christine Dorma: George Rogers.

Patrick Wilson: Christine thinks George Rogers.

Curt Moll: There's a list of properties; it's #2.

Patrick Wilson: Yes, that correlates with what Christine was saying. Is that a commercial property?

Robert Light: I don't know if it's zoned commercial but it's a house.

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Curt Moll: It says very clearly; to allow the encroachment of the 10foot *side* set back requirement. Would it be a problem to pull that forward?

Robert Light: That is the problem, pulling it too close to the house. Then I can't turn around to get out.

Patrick Wilson: It needs to be on the back property line is what you are saying?

Robert Light: Yes.

Curt Moll: We are trying to help you here.

Robert Light: We just bought the house a year ago and we are fixing it up.

Curt Moll: The lots in that section are pretty small and you have to deal with some issues like this all of the time. We just dealt with one across the street. His request definitely included both setbacks. You would want to start this right away I suppose?

Robert Light: I would like to before winter, yes.

Don Fatobene: With the garage already being in that location, would that even need...

Curt Moll: Yes, we would. That doesn't exempt it from the rules.

Don Bell: Even though it is on the back corner?

Patrick Wilson: That's why I was asking. Maybe it was zoned differently in the back but I don't think that it is.

Curt Moll: It's zoned Service District which is not the right zoning anyway.

Patrick Wilson: Right now we are in the Public Hearing portion; everyone has been put on notice.

Curt Moll: Is anyone here to speak in favor or against this?

Ron Baldwin: Ronald Baldwin, I'm the owner of 125 N High St. and I'm here to support him.

Patrick Wilson: So, what I would ask is that we amend the application to include... Why is this marked as 25-21 and 35-21?

Christine Dorma: It was on last month as setting the time for this Public Hearing.

Patrick Wilson: Oh, okay. This is a public hearing, we don't have anyone here to object to this request and Christine, you notified all of the contiguous property owners, correct?

Christine Dorma: Correct.

Patrick Wilson: They all knew about tonight; they had the opportunity to issue a complaint. If the board is willing, I think that we make an oral adjustment for the back setback and the side setback. A variance for both so that we don't have to bring you back and revisit this. If there was a room full of people rejecting, I don't know that that would work. We have proper service on everybody that is contiguous to you. I think that we are on sound footing to move forward in that fashion if that's okay.

The board and Mr. Light agree.

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Curt Moll: Do you want to talk about it?

Ron Baldwin: No, I'm just a neighbor here to support it.

Curt Moll: Any questions from the board?

Don Bell: No, I think that we covered everything.

Patrick Wilson: Are you all in agreement with what Curt and I have been saying? I know that both Dons have been nodding their heads.

Multiple people agreeing.

Curt Moll: With that, I will ask for a motion to close the public hearing.

A motion was made by **Don Fatobene** and seconded by **Don Bell**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, October 11, 2021 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, Sally Lane, Don Bell and Don Fatobene. Brian Hodor, absent. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, and the following individuals:

Robert Light	123 N High	Cortland
Ron Baldwin	125 N High	Cortland
Jordan Myers	169 N Mecca	Cortland

Curt Moll: It is 7:00, Monday, October 11, 2021. I'd like to call to order the regular meeting of the City of Cortland Planning, Zoning & Building Commission. Can we have a roll call please?

Roll Call: Brian Hodor, absent; Sally Lane, here; Curt Moll, here; Don Bell, here; Don Fatobene, here.

A motion to approve **Commission Minutes for the September 13, 2021** meeting was made by **Don Bell** and seconded by **Don Fatobene**.

Curt Moll: Any discussion on the minutes, any questions? Hearing none, can I have a roll call please?

Roll Call: Sally Lane, abstain; Donald Fatobene, yes; Curt Moll, yes; Don Bell, yes. **MOTION APPROVED.**

Curt Moll: We have old business **32-21 - New Business** – Romeo's Pizza, 417 S. High St. Is there someone here to speak? No, again.

Patrick Wilson: Didn't we discuss at the last meeting the fact that they are not opening for quite a while?

Christine Dorma: I thought that they had asked to be put on.

Curt Moll: Well, I guess that I don't need a motion for that.

Patrick Wilson: As long as the board is agreeable with rolling it over to November. The members agree.

Curt Moll: We will, depending on if someone shows up between now and the end of the meeting.

Patrick Wilson: Okay.

Curt Moll: Moving on to new business; I will come back to that at the end of the meeting. The next item on the agenda is **35-21 – Variance Request** - 123 N. High St. to allow the encroachment of the 10foot side set back requirement. Can I have a motion for that please?

Don Bell made a motion for 35-21, seconded by **Sally Lane**.

Curt Moll: I would like someone to...

Patrick Wilson: Let's invite Mr. Light up.

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Curt Moll: Yes, come on up and talk about it.

Robert Light: What I want to do is, there is an existing garage there. I want to tear that down, clean that mess up and start building a new garage on the north property line, on the west, north corner of the property.

Patrick Wilson: Before the board votes on your application Mr. Light, are you in agreement to amending your application to request a side setback variance as well as a rear setback variance?

Robert Light: Yes.

Curt Moll: Can I have a motion to modify the current motion on the floor for encroachment of the 10foot side set back to include encroachment on the 10foot rear.

Sally Lane made a motion for 26-21, seconded by **Don Fatobene**.

Curt Moll: Very good, any discussion from the board? Patrick, any clarification that we need?

Patrick Wilson: No clarification, I would just confirm for the record that we had a public hearing, all of the contiguous property owners were notified of this issue on the agenda this evening. We had one neighbor come and speak in favor and no objections.

Curt Moll: Did they (contiguous property owners) get drawings Christine?

Christine Dorma: No, just the letter that is in your packets.

Patrick Wilson: They were still invited to the public hearing regarding a setback.

Curt Moll: Right, and I would state that the initial request for a variance that was filed by the requestor did include the word *corner* of the property line. This would include the back and the side setback.

Patrick Wilson: That is correct.

Curt Moll: With much explanation, may I have a roll call please. We need to have a vote on the amendment to the application.

Roll Call: **Curt Moll, yes; Sally Lane, yes; Don Bell, yes; Don Fatobene, yes. MOTION APPROVED.**

Curt Moll: Now can we have a roll call on the amended 35-21.

Roll Call: **Curt Moll, yes; Don Fatobene, yes; Sally Lane, yes; Don Bell, yes. MOTION APPROVED.**

Patrick Wilson: When you cut through all of that Mr. Light, you have a variance on both the side setback and the rear setback requirement.

Curt Moll: Whatever paperwork you need from Kim and the county, you can do that. Welcome to the city, a year late. Next item on the agenda is **36-21 – New Business** – The Village Barber Shop - 169 N Mecca St., Jordan Myers.

Don Bell made a motion for 36-21, seconded by **Don Fatobene**.

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Curt Moll: Thank you. State your name and address and tell us about your request.

Jordan Myers: Jordan Myers, 169 N. Mecca St. I am wanting to open a barber shop. I'm from Indiana, my wife is from Canfield and we wanted to come up North. I had a shop in Indiana for 13 years, then Covid hit. Everything slowed up and we figured that it was time to move. My plan is to open a barber shop, a straightforward, old-time barber shop. Just do haircuts, beard trimming and stuff like that.

Curt Moll: Are you living in that house?

Jordan Myers: No, I am not.

Curt Moll: So, it is a rental property?

Jordan Myers: No, I own it.

Curt Moll: It will not be a residence.

Jordan Myers: It will not.

Curt Moll: I wanted to make sure because it is zoned Service. If you wanted to go back to a residential property, the ordinance would require you to rezone that in some other classification. It was a house before, a residential property. It was a preexisting, nonconformance. It wouldn't be a difficult thing for you to have it rezoned to say Highway Commercial which would allow you to do both of those things.

Jordan Myers: Okay, I see what you mean.

Curt Moll: Any questions for Jordan? Can we have a roll call please.

Roll Call: Sally Lane, yes; Don Bell, yes; Don Fatobene, yes Curt Moll, yes.
MOTION APPROVED.

Curt Moll: Now I need a motion for the new sign, **37-21 – New Sign** – 169 N Mecca St., Ground mounted, 4' X 3', 7.5' high.

Don Bell made a motion for 37-21, seconded by **Don Fatobene**.

Curt Moll: Tell us about your sign.

Jordan Myers: Like you said, it's a 4' X 3' sign. It will be somewhere around 8" to 2' from the sidewalk to advertise my business.

Curt Moll: Make sure that you don't block anyone's view with this. With traffic coming in and out, keep it in a position not to block line of sight. Are you going to make the sign?

Jordan Myers: Bud's Sign.

Patrick Wilson: Yes, out of Youngstown.

Kim Blasco: I am.

Don Bell: Are there enough customer parking spots?

Curt Moll: Yes, for a barber shop there is enough parking. Roll call please.

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**Roll Call: Sally Lane, yes; Curt Moll, yes; Don Bell, yes; Don Fatobene, yes.
MOTION APPROVED.**

Curt Moll: I need a motion for **38-21 – Set Public Hearing** - The purpose of this hearing is to consider a variance request at 3A Spring Creek Dr. to allow the encroachment of the 10foot rear set back requirement. **Hearing to be set for November 8th, 2021 at 6:50 p.m.**

A motion was made for 38-21 by **Sally Lane** and seconded by **Don Fatobene**.

Curt Moll: This should be fine. I don't see any reason for discussion. Roll call please.

**Roll Call: Don Fatobene, yes; Sally Lane, yes; Curt Moll, yes; Don Bell, yes.
MOTION APPROVED.**

Curt Moll: Romeo's Pizza? No. We will table that until next meeting.

A motion was made to table 32-21 by **Don Fatobene** and seconded by **Don Bell**.

Curt Moll: Roll call please.

**Roll Call: Curt Moll, yes; Don Bell, yes; Sally Lane, yes; Don Fatobene, yes.
MOTION APPROVED.**

Curt Moll: Can I get a motion to adjourn?

Adjournment moved for by **Don Fatobene** and seconded by **Don Bell**.

**Roll Call: Sally Lane, yes; Don Fatobene, yes; Curt Moll, yes; Don Bell, yes.
MOTION APPROVED.**

Meeting Adjourned: 7:14 pm

Chairman

Date

Secretary